

#### Property offered for sale

Address: 17 Dalny Road Murrumbeena

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,400,000 & \$1,450,000

#### Median sale price

Median price: \$1,410,000 House Suburb: Murrumbeena




Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 3 Atkinson St MURRUMBEENA

3  1  1 




Another successful marketing campaign by Team Newbond at Woodards Carnegie - considering selling call Cedric 0418 326

**Sold by Auction** \$1,410,000

**Date Sold** Jun 2017



#### 62 Morgan St CARNEGIE

3  1  3 




A much loved home for over 45 years, this lovingly maintained 564sqm approx. 3 bedroom timber home provides space to

**Sold by Auction** \$1,455,000

**Date Sold** Apr 2017



#### 40 Canterbury St HUGHESDALE

5  2  3 

Significantly, substantially extended so that it delivers fabulous contemporary dimensions, this 5 bedroom, 2 bathroom

**Sold by Auction** \$1,475,000

**Date Sold** Jul 2017

**Land** 539 SqM